



*Aquidneck Island Reuse Planning Authority*

*Representing the municipalities of Newport, Middletown and Portsmouth, Rhode Island*

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Meeting Minutes

Tuesday, May 3, 2011

1p.m.

LOCATION: Middletown Police Station Community Room

**Attendees:**

Fred Faerber, Chairman pro tem, *Town of Portsmouth*  
Julie Oakley, Property Reuse Coordinator, *Aquidneck Island Reuse Planning Authority*  
Dick Adams, Vice-Chair pro tem, *Town of Middletown*  
Ted Clement, *Aquidneck Land Trust*  
Tina Dolen, *Aquidneck Island Planning Commission*  
Keith Humphreys, *Town of Portsmouth*  
Gladys Lavine, *Town of Middletown*  
Jared Rhodes, *Statewide Planning*  
Ron Wolanski, *Town of Middletown*  
Teresa Crean, *Coastal Resource Center, RI Sea Grant*

**The meeting was called to order at 1:04 p.m. by Chairman Fred Faerber**

**Agenda Items**

- I. The minutes of the April meeting were not approved because a quorum was not present.
- II. Public Workshops
  - a. J. Oakley reviewed the last Public Workshop on April 7<sup>th</sup> and stated it was a productive meeting. There was good attendance. The presentation was very clear, and so there were not too many questions. Documenting these outreach events to the public will be a good addition to the reporting in the final reuse plan.
  - b. The last Public Workshop will be the public hearing at which the AIRPA Board votes to approve/accept the preferred reuse plan for all of the surplus properties. This will most likely be held in June or July if needed, well in advance of the August 19, 2011 deadline for submission of the plan.
- III. Grant/Budget Update
  - a. The AIRPA is now funded until the end of August. J. Oakley is working on determining what may be needed if/when the AIRPA rolls over to an implementing agency, and is working with Rich Tenga at OEA on future funding. If one or more of the communities chooses to have an EDC, then an implementing LRA is required.

IV. Communications Strategy

## a. Local

- i. J. Oakley and F. Faerber met with the Portsmouth RDA on April 27<sup>th</sup>. It was a very positive meeting and the RDA endorsed the reuse plan for the Tank Farms with one minor edit.
- ii. A meeting with the Newport Redevelopment Agency was planned for May 2<sup>nd</sup> but was postponed to a later date to be determined.
- iii. Portsmouth Town Council will be briefed on May 9<sup>th</sup>.
- iv. Additional presentations are planned to ensure all stakeholders are briefed in advance, and there are no surprises regarding the final recommendations.

## b. State

- i. A Legislative Breakfast with the Aquidneck Island General Assembly Delegation was held on April 14, during which J. Oakley briefed the delegates on AIRPA progress to date. Feedback was positive.

## c. Federal

- i. AIPC and T. Dolen have secured a meeting with Senator Reed on May 20<sup>th</sup> to discuss Defense Highway/Burma Road and its potential southern connection to Coddington Highway.

V. Project Documents

- a. The project documents that will be produced by the effort are the Baseline Conditions Report, Reuse Plan, and Homeless Assistance Submission. The group discussed these items as well as others under this agenda item.
- b. The group discussed the conveyance mechanism of an EDC, which offers a municipality the opportunity to enter into a business agreement with the Navy. The property is generally assigned a lesser value, and the negotiated agreement requires the municipality to pay back an agreed upon percentage of proceeds at a later date. This arrangement helps alleviate pressure on both parties, and allows the municipality to place the parcel into productive use much sooner. The goal is job creation and economic benefit. This arrangement also removes the parcel from the Navy's books much sooner. In a traditional EDC arrangement, both parties must negotiate based on often disparate appraisals and a lengthy process can ensue which is what lead to the EDC regulations being revised.
- c. The group began discussing the Portsmouth Tank Farms, which need complete environmental characterization and cleanup prior to productive use. It seems that cleanup funds will not be available until 2013 at the earliest. F. Faerber stated it is possible a brownfields developer may step forward to take the Tank Farms when ready for conveyance.
- d. The Greene Lane Park development in Middletown is dependent upon the RIDEM and the Navy agreeing to what exactly was cleaned on that parcel and whether it meets requirements.
- e. T. Dolen continues to work on a meeting with RIDOT Director Lewis and Senator Reed to explore potential solutions to making the Burma Road (eventually) an effective road with north and south connections, as previously mentioned. For now, only the southern connection is under consideration. If the road is not transferred, it is possible the Navy could close it off (the extreme case).
- f. AIRPA's consultant RKG is producing the Reuse Plan and the Homeless Submission. By late May, the AIRPA may be able to review the draft documents. J. Oakley will then post

it to the FTP site for review and comments. If any comments result from the review they should be sent to J. Oakley for inclusion in the formal response to RKG.

VI. Next Steps/Planning Timeline

- a. Everything is on track for the process and timeline. A date will be set in June or July for the final hearing. Rich Tenga from OEA will probably attend that session. AIRPA will need to vote on every parcel – since the entire grouping is a package.

VII. Next Regularly Scheduled Board Meeting

- a. The next regularly scheduled board meeting will be on the June 7, 2011 at 1pm.

The Chairman adjourned the meeting at 1:52 pm.

Submitted by:

Tina Dolen, Executive Director  
Aquidneck Island Planning Commission